

IN RE: DEV. PLAN HEARING & PETITION * BEFORE THE HEARING OFFICER/
FOR VARIANCE
N/S Sunnybrook Road; W of Trojan * ZONING COMMISSIONER
Horse Road
"Sunnybrook Woods" * OF BALTIMORE COUNTY
3rd Councilmanic District
Michael and Phyllis Wood * Case No. X-188 & 97-190-A
Applicant/Petitioners

* * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined hearing, pursuant to the provisions of Section 26-206 of the Baltimore County Code. The Property owners/Petitioners/Developer, Michael A. and Phyllis E. Wood, seek approval of the red lined development plan (Petitioners' Exhibit No. 1) for the subject site. Additionally, zoning relief is requested by Mr. and Mrs. Wood. Particularly, a Petition for Variance has been filed seeking relief from Section 413.1.E.1 of the Baltimore County Zoning Regulations (BCZR) to allow a community location sign for a subdivision to be 67 sq. ft. in area in lieu of the required 15 sq. ft. in an R.C.4 zone. The subject property, development plan and requested zoning relief are more particularly shown on the development plan/plat to accompany the Petition for Zoning Variance, marked as Developers' Exhibit No. 1.

Appearing at the requisite public hearing held for this case were Michael A. Wood and Phyllis E. Wood, his wife. Also appearing on their behalf was Erich Schmitt, a property line surveyor, from Highland Survey Associates. Mr. Schmitt prepared the site plan. There were no Protestants or other interested persons present.

Appearing on behalf of the various Baltimore County agencies which evaluated the project were Christine Rorke, the Project Manager, Robert Bowling from the Office of Permits and Development Management (PDM), Ervin McDaniel from the Office of Planning (OP), R. Bruce Seeley from the Depart-

ORDER RECEIVED FOR FILING

Date

By

11/24/97
M. J. Rorke

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ment of Environmental Protection and Resource Management (DEPRM) and Colleen Kelly from Land Acquisition.

Turning first to the development plan, testimony and evidence presented was that the subject site is 33.592 acres in area zoned R.C.4. This property is located in a rural locale, adjacent to Sunnybrook Road not far from Jacksonville in northern Baltimore County. The site is presently unimproved, entirely wooded and contains numerous springheads. An examination of the vicinity map shows that neighboring properties have been subdivided into single family dwelling lots.

The Developer proposes subdivision of the property so as to create five single family dwelling lots. These lots are generally located towards the front of the property, adjacent to Sunnybrook Road. A large conservancy area will be maintained and is shown on the site plan as lot No. 3. That lot encompasses nearly the entire rear of the site and is 21.411 acres in area.

It was noted at the hearing that the project has proceeded through the development review process required by Baltimore County. That process is designed, in part, to eliminate open issues and resolve County agency requirements and concerns. Clearly, in this case, the process has worked as designed. An examination of the file shows that a Concept Plan was submitted on August 19, 1996. Thereafter a Community Input Meeting was conducted on September 19, 1996 at the Jacksonville Elementary School in Phoenix, Md. A development plan was submitted and a conference held thereon on December 18, 1996. The Hearing Officer's hearing was scheduled and conducted in its entirety on January 17, 1997.

At that Hearing Officer's hearing, Mr. Schmitt proffered on behalf of the Developer that all agency comments had been satisfied. He indicated,

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Date

By

from the Developer's perspective, that the plan was in compliance with all County requirements, regulations and policies adopted thereto.

In large part, his testimony was corroborated by the County representatives present. They unanimously indicated that the plan satisfied their concerns, but for the exception of several minor issues which are described hereinafter.

Specifically, Mr. Seeley, from DEPRM asked that the plan be amended to clearly show the front lot line for the conservancy lot (lot No. 3). The Developer indicated that such an amendment was acceptable and would be added to the plan. Other than this minor alteration, Mr. Seeley indicated that the plan complied with all DEPRM requirements.

Ms. Kelley, from Land Acquisition, indicated that the Developer needed to submit proof to the County that access to the site was available from Sunnybrook Road. Apparently, County records indicate that the property owner of the parcel on the other side of Sunnybrook Road owns the bed of that road and also an area 10 ft. wide on the north side of the road. That is, that property owner owns a narrow frontage strip which separates the road from the subject parcel.

The Developers, Mr. and Mrs. Wood, testified that they have legal access to the subject property sufficient to allow the proposed subdivision and construction of the driveway which will provide vehicular access to the five lots proposed. In order to settle this issue, I indicated at the hearing that the Developers shall submit proof of same prior to the filing of record plat. Thus, a condition of the development plan approval granted herein shall be that the Developer provide satisfactory evidence to the County of its rights of access/egress to the subject property.

Other than these two conditions, all of the County representatives present indicated that the plan was appropriate and should be approved. A

review of the development plan comments indicates that the plan is in compliance with County standards, policies and procedures. Those open issues identified in the development plan comments have been resolved by the red lined amendments which were added to the plan prior to the hearing. Thus, the development plan shall be approved.

In addition to development plan approval, the Developers also seek zoning relief as set forth above. Specifically, the Petitioners propose construction of a community identification sign on a small island area within the driveway. A schematic of the proposed sign was offered as Petitioners' Exhibits 2A and 2B. That schematic shows that the sign will be tastefully designed and is appropriate for the area. Moreover, the sign shall be set back far enough so as to not constitute a traffic hazard and will not be illuminated. Other than the area of the sign, no zoning variance relief is requested.

Based on the testimony and evidence offered in this regard, I am persuaded to grant the Petition for Variance. As observed above, the sign is appropriate for the vicinity and will surely not cause any detriment to the surrounding locale. A smaller sign would not accomplish its purpose of identifying the community, particularly in view of the rural nature of this locale. This rural nature of the property is a unique characteristic which justifies variance relief. A denial of the variance would, in my judgment, constitute a practical difficulty upon the Petitioners.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

ORDER RECEIVED FOR FILING

Date

By

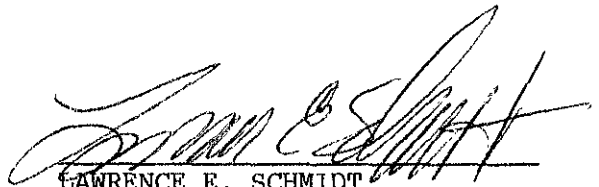
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of January 1997, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that the Developers shall submit proof, satisfactory to the Division of Land Acquisition, evidencing its authority to provide ingress/egress to the subject site from Sunnybrook Road; and,

IT IS FURTHER ORDERED that a variance from Section 413.1.E.1 of the BCZR to allow a community location sign for a subdivision to be 67 sq. ft. in area in lieu of the required 15 sq. ft. in an R.C.4 zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, an amended development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 1/24/97
By Mr. Gopak



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 23, 1997

Mr. and Mrs. Michael A. Wood
3900 Sweet Air Road
Phoenix, Maryland 21131

RE: Development Plan Order
Case No. X-188 and 97-190-A
Project: Sunnybrook Woods
Michael A. and Phyllis E. Wood, Developers/Applicants

Dear Mr. and Mrs. Wood:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order has been approved.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

- c: Mr. Erich Schmitt, Highland Survey Assoc. 4501 Fawn Grove Rd.,
Street, Md. 21154
- c: Christine Rorke, Project Manager, Office of Permits and Dev. Mge.
- c: Various County Agencies

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

13925 Sunnybrook Rd.

which is presently zoned

RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.1e.2 to Allow A

COMMUNITY LOCATION SIGN FOR A SUBDIVISION TO BE 67 SQ FT
IN AREA IN LIEU OF THE REQUIRED 15 SQ FT. IN AN RC-4 ZONE

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Compliance with the 15 sq ft area requirement would mean a double-faced sign would only be 2'9" x 2'9". This would not be visible along this roadside which is heavily wooded.

A larger sign will be of benefit to emergency equipment.

There are many other signs of this type & size in the Jacksonville area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Michael A. Wood

(Type or Print Name)

[Signature]

Signature

Phyllis E. Wood

(Type or Print Name)

[Signature]

Signature

3900 Sweet Air Rd 592-5984

Address

Phone No

Phoenix

MD

21131

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Erich Schmidt Highland Survey

Name

4501 Fawn Grove Rd

Address

Phone No

836-1238

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: SMA

DATE

10-23-96



Printed with Soybean Ink
on Recycled Paper

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190

Zoning Description

Beginning at a point on the north side of Sunnybrook Road which is approximately 16 feet wide at the distance of 800 feet from the centerline of the nearest intersecting street known as Merrymans Mill Road which is approximately 18 feet wide. Thence the following courses and distances:

1. N 09°56'45" E 421.23'
 2. S 88°35'10" E 254.50'
 3. N 06°33'35" W 90.17'
 4. N 01°31'30" E 425.14'
 5. N 20°59'48" W 139.28'
 6. N 29°38'09" W 313.06'
 7. N 02°07'46" W 256.18'
 8. N 29°21'31" W 89.23'
 9. N 87°11'39" W 897.58'
 10. S 02°53'29" W 714.12'
 11. S 89°10'34" E 471.07'
 12. S 06°36'39" W 843.18'
 13. S 06°09'41" E 61.20'
 14. S 80°02'17" E 489.17' to the place of beginning
- containing 30.291 acres more or less as recorded in Liber SM 11669/300.

The description contained herein is prepared only for the use of Baltimore County in connection with a Zoning Hearing and is not to be construed as a boundary survey and does not comply with COMAR 09.13.06 and amendments thereto which concern the making of Legal Descriptions.



CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/19, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/19, 1996.

THE JEFFERSONIAN,

A. H. Henderson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204, at 9:00 AM, on Wednesday, 400 North Street, Towson, Maryland 21204.

Case #17-1994 (Item 190)
13925 Sunnyside Road
NW of Marymans Mill Road
10th Election District
3rd Courthouse
Legal Owner(s):
Michael A. Wood and
Phyllis E. Wood.

Variance to allow a community location sign for a subdivision to be 67 square feet in area in lieu of the required 15 square feet.

Hearing: Friday, January 17, 1997 at 9:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible for
Special accommodations
Please Call 887-3363.
(2) For information concerning the file and/or hearing,
Please Call 887-3391.

12/18/1 Dec. 19 C107628

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CERTIFICATE OF POSTING

RE: Case No.: 97-190-A

Petitioner/Developer: _____

MICHAEL & PHYLUSS WOOD

Date of Hearing/Closing: 1/17/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

13925 SUNNY BROOK RD.
SUNNYBROOK RD.

The sign(s) were posted on 12/16/96
(Month, Day, Year)

Sincerely,

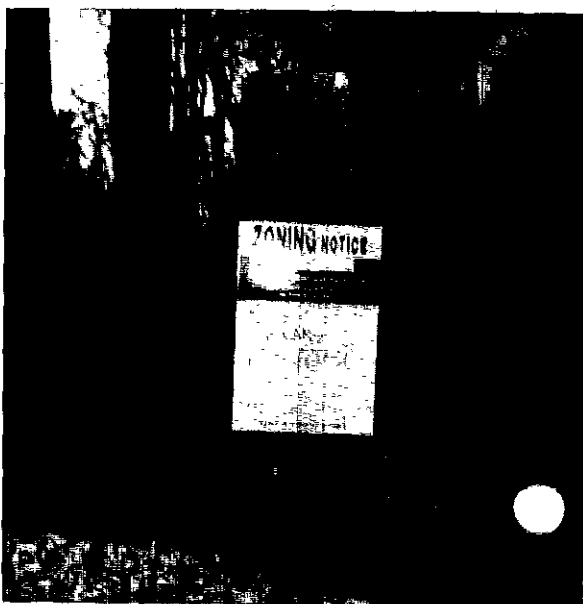
[Signature]
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

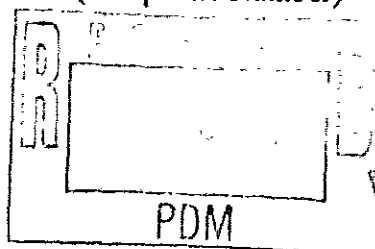
904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



13925 SUNNYBROOK RD
POSTED 12/16/96





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 190
Petitioner: MICHAEL & PHYLLIS E. WOOD.
Location: 13925 SUNNYBROOK RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HIGHLAND SURVEY
ADDRESS: 4501 FAWN GROVE RD.

PHONE NUMBER: 836-1238

AJ:ggs

(Revised 09/24/96)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 11-3-96.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: TO ALLOW A COMMUNITY LOCATION
SIGN FOR A SUBDIVISION - TO BE 67 SQFT.
IN AREA IN LIEU OF THE REQUIRED 155 SQFT.
IN AN RC-4 ZONE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUMENT PUBLISHING COMPANY
December 19, 1996 Issue - Jeffersonian

Please forward billing to:

Highland Survey
4501 Fawn Grove Road
Street, MD 21154
836-1238

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-190-A (Item 190)
13925 Sunnybrook Road
N/S Sunnybrook Road, 800' NW of Merrymans Mill Road
10th Election District - 3rd Councilmanic
Legal Owner(s): Michael A. Wood and Phyllis E. Wood

Variance to allow a community location sign for a subdivision to be 67 square feet in area in lieu of the required 15 square feet.

HEARING: FRIDAY, JANUARY 17, 1996 at 9:00 a.m. in Room 106, County Office Building.
1997

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 9, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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Variance to allow a community location sign for a subdivision to be 67 square feet in area in lieu of the required 15 square feet.

HEARING: FRIDAY, JANUARY 17, ~~1996~~ at 9:00 a.m. in Room 106, County Office Building.

1997

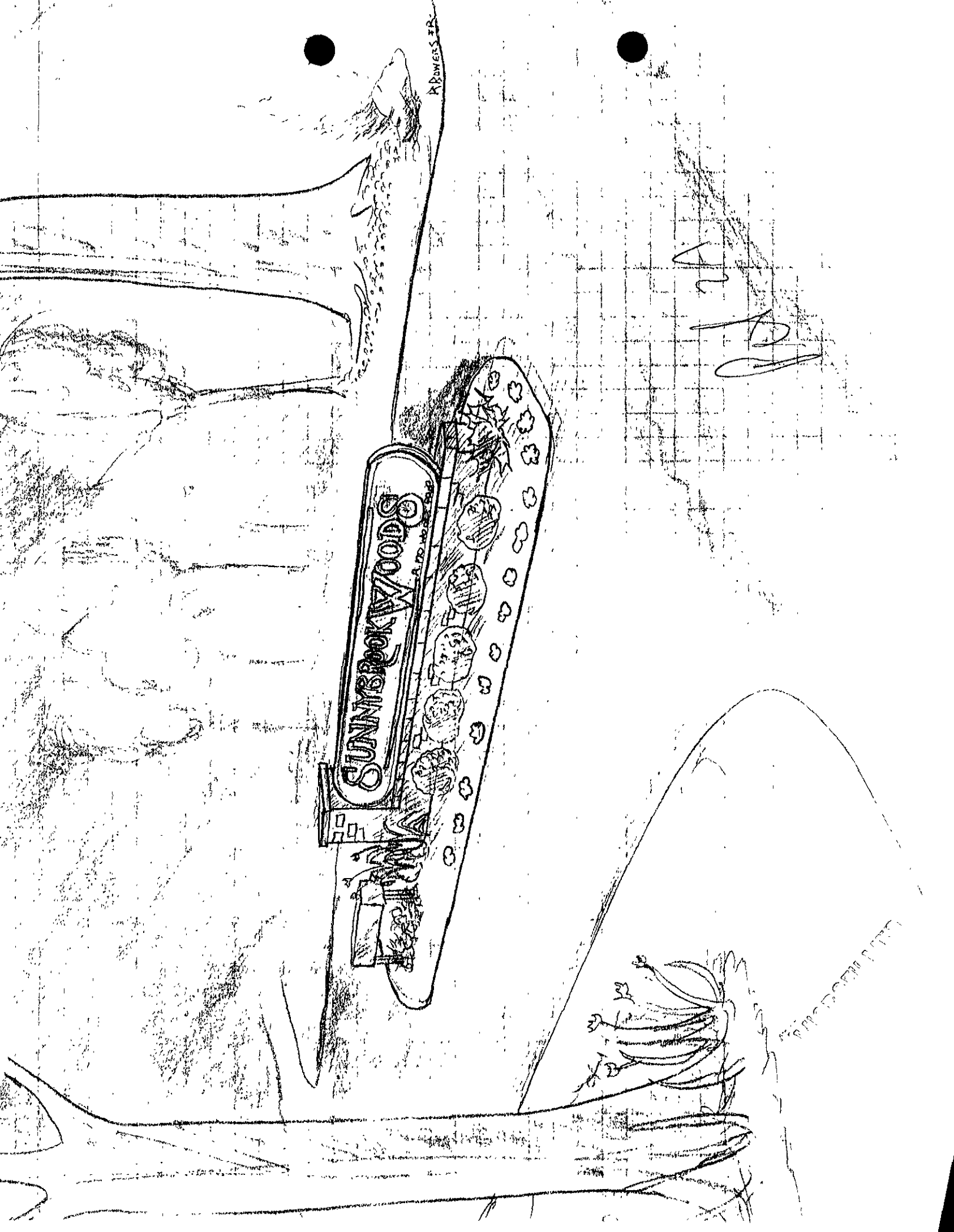
Arnold Jablon
Director

cc: Michael and Phyllis Wood
Erich Schmidt/Highland Survey

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 7, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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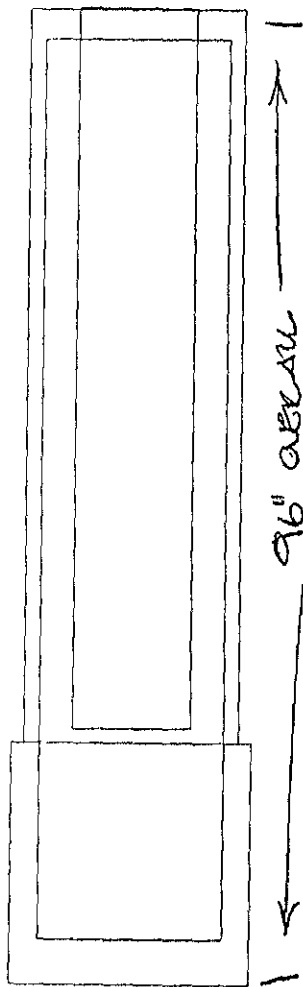




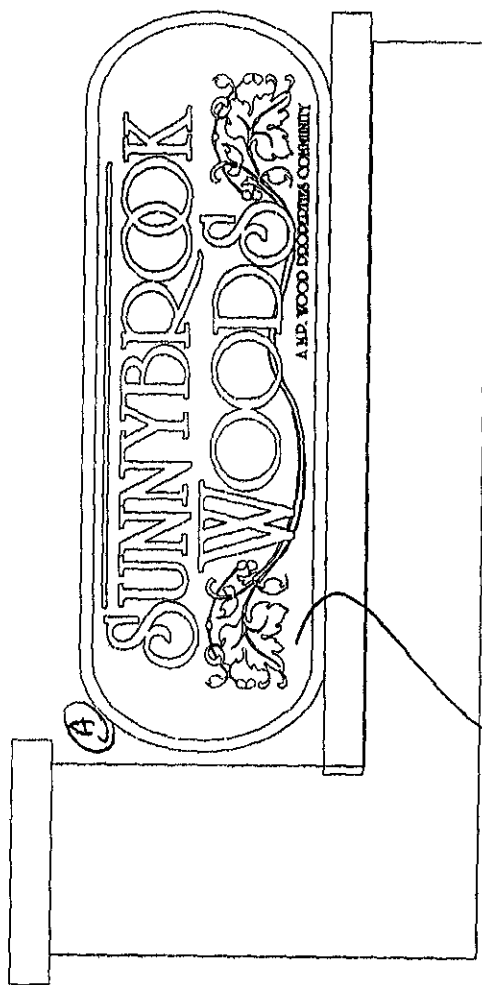
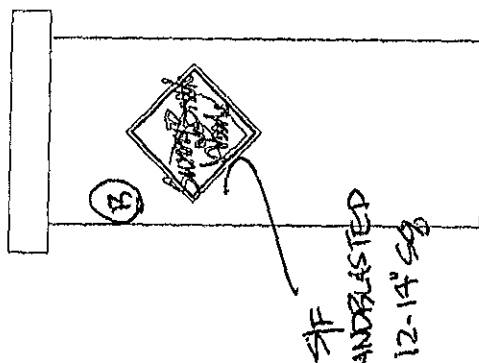
SUNNYBROOK WOODS
LEAFY



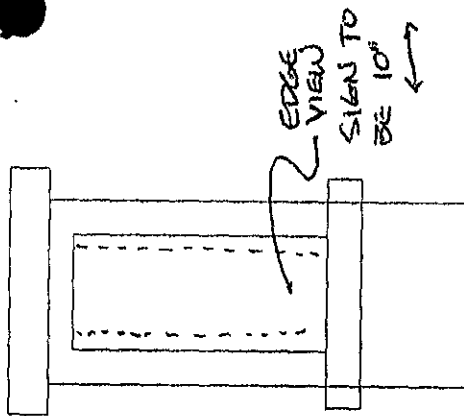
TOP VIEW



TOP VIEW



24x72 DOUBLE-FACED
SANDBLASTED



1/2 B

BACKGROUND - DK OLIVE GREEN
LETTERS - GOLD LEAF
RULE LINE - LT. CRANBERRY
BORDER - DK CRANBERRY
FLOORST - LT DK GREEN - CRANBERRY

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97-190-A

X-188

SUNNYBROOK WOODS

1/17/97

COUNTY

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

CHRISTINE RORKE

PDM - DM

Robert Bowling

" DPR

Erin McDaniel

Planning

R. Bruce Seeley

DEPRM

Colleen Kelly

Land Acquisition



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Michael A. & Phyllis E. Wood

3900 Sweet Air Road, Phoenix 21131

Erich Schmitt - Highland Survey Assoc.

4501 Fawn Grove Rd. Street MD 21154



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Verdon M. Sr. et ux
Acct. # 1019051420
5274/403
RC-4

George C. Thomas, Sr. et ux
Acct. # 1600013003
5432/84
RC-4

Vincey E. Foy et ux
Acct. # 1700001095
7580/482
Lot 2 P.B. 38/29
RC-4

Vincey E. Foy et ux
Acct. # 1700001096
7580/482
Lot 2 P.B. 38/29
RC-4

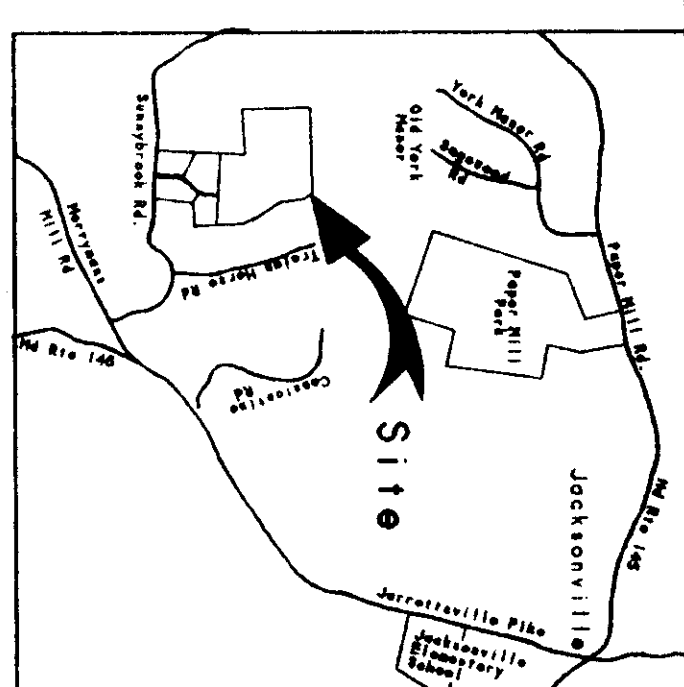
Brian Thomas et ux
Acct. # 1700001097
7017/338
Lot 4 P.B. 38/29
RC-4

100 Year Floodplain
Map of Baltimore
City of Baltimore
110 Year Event - 52 CFS +/-

RC-4 Area - 33.592 Ac +/- (33.592 x .2 - 6.7)
Lots allowed in RC-4 - 6
Proposed Lots - 5
Remaining Density - 0
Maximum RC-4 building area (.30 x 30.293) 9.087 Ac +/-
Proposed RC-4 building area - 8.880 Ac +/-
Minimum RC-4 building area (.70 x 30.293) 21.205 Ac +/-
Proposed RC-4 conservation area - 21.411 Ac +/-

RC-4 Area Table

VICINITY MAP
SCALE: 1" = 2000'



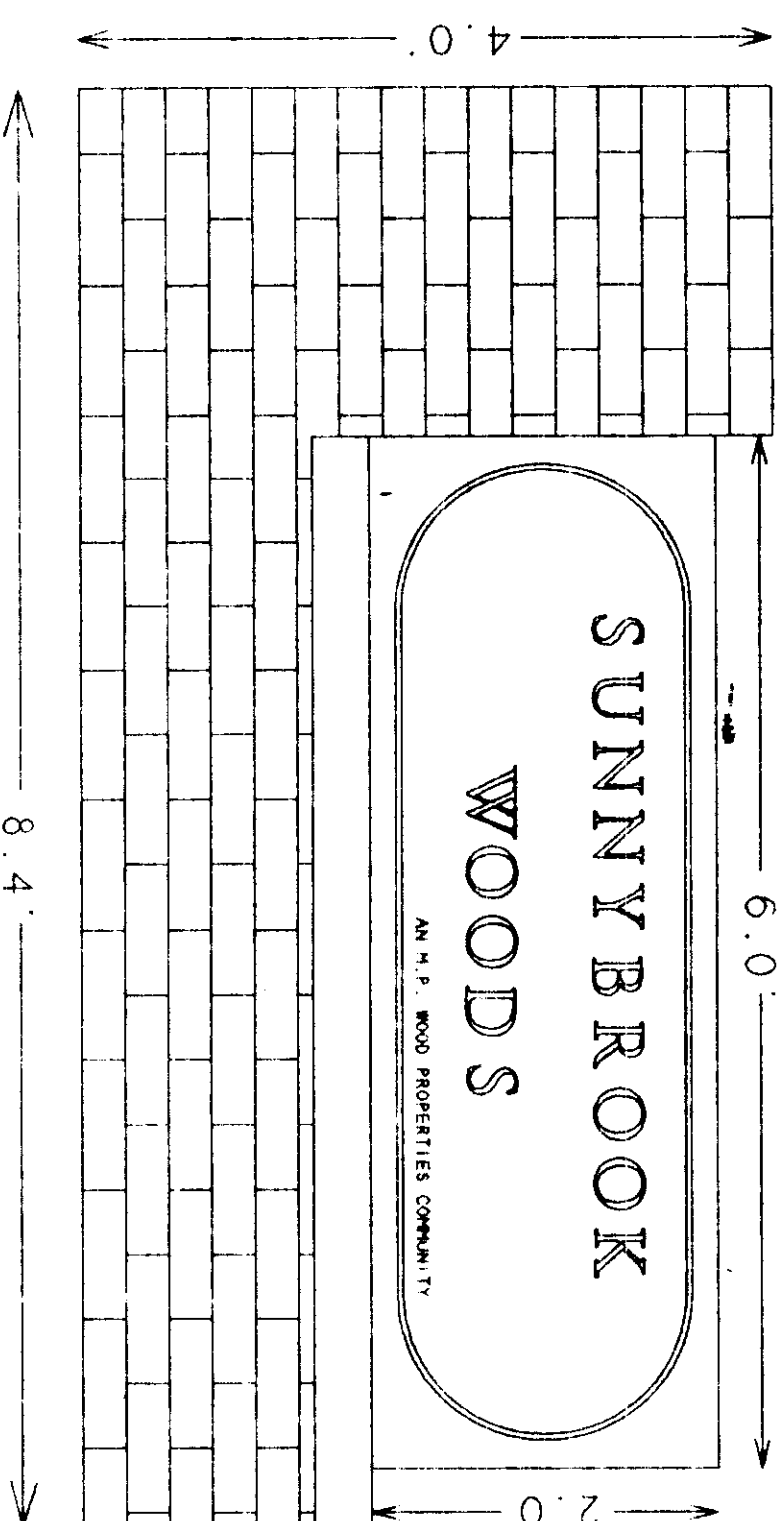
Forest Line Table

1	5	6135.167	E	32.31
2	5	6135.221	E	60.00
3	5	6135.275	E	33.84
4	5	6135.329	E	78.00
5	5	6135.383	E	60.00
6	5	6135.437	E	60.00
7	5	6135.491	E	60.00
8	5	6135.545	E	60.00
9	5	6135.599	E	60.00
10	5	6135.653	E	60.00
11	5	6135.707	E	60.00
12	5	6135.761	E	60.00
13	5	6135.815	E	60.00
14	5	6135.869	E	60.00
15	5	6135.923	E	60.00
16	5	6135.977	E	60.00
17	5	6136.031	E	60.00
18	5	6136.085	E	60.00
19	5	6136.139	E	60.00
20	5	6136.193	E	60.00
21	5	6136.247	E	60.00
22	5	6136.301	E	60.00

United States of America
City of Baltimore
Acct. # 1021005051
2809/455

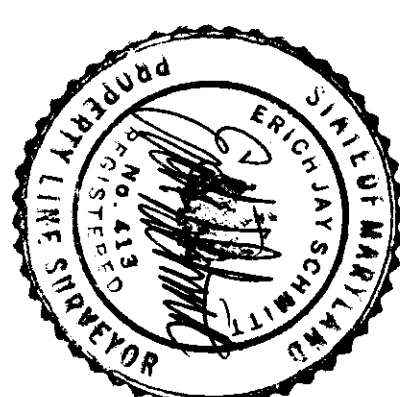
8" x 25" Island
Landscaping & Sign

Sunnybrook Road
Intersection Detail
1"=50'



Sign Detail
Sandblasted - Double Sided
Variance Required

Sunnybrook Road



Mike & Phyllis Wood
3900 Street Air Road
Phone: 592-21131
410-592-5984

1. Deed Reference - SM 11669/300
2. Census Tract 10, Watershed 09, Subwatershed 81
3. Tax Map 43 Parcel 104
4. Tax Account # 1010025075
5. Existing Zoning RC-4 NE (R&B/NE 205)
6. Prior to the final approval of any record plat, a permanent preservation easement on the conservation area shall be recorded among the land records of Baltimore County to run with the land and continue in perpetuity. The conservation area shall be granted to the County or such other agency or entity which the County approves, and shall permanently restrict further subdivision of the conservation area from further subdivision. The County shall consult with the Director of Environmental Protection and Resource Management.
7. All areas between the sight lines and curb lines must be cleared, graded and kept free of any obstruction.
8. With the exception of the Ophir property east of Lot 5, the property shown hereon has been held intact since November 25, 1979 and the developer's engineer has confirmed that no part of the gross area has been utilized for any off-site dwelling, or for location of any accessory structure, or for any other use which may be inconsistent with the envelope but must comply with Sections 400 and 501 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits).
9. No open-top wells, septic systems or underground storage tanks exist on site except as shown hereon.
10. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
11. Any forest boundaries which may be found in the Land Records of Baltimore County and which may restrict disturbance and use of these areas.
12. All site runoff must be conveyed to a suitable curb fall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
13. All impervious areas should be limited to 30 percent of cleared area and conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
14. Manurepits are to be discharged onto pervious areas or into dry wells where available.
15. No public water and sewer are available in this area.
16. Private wells and septic systems shall be provided.
17. ADTS - 10 X 5 Lots - 50 ADTS
18. This plan exempt from the Landscape Manual. Existing trees will be saved to a great extent therefore there will be no landscape plan submitted.

A request for a combined hearing under Section 26-206.1 has been filed.

MICROFILMED

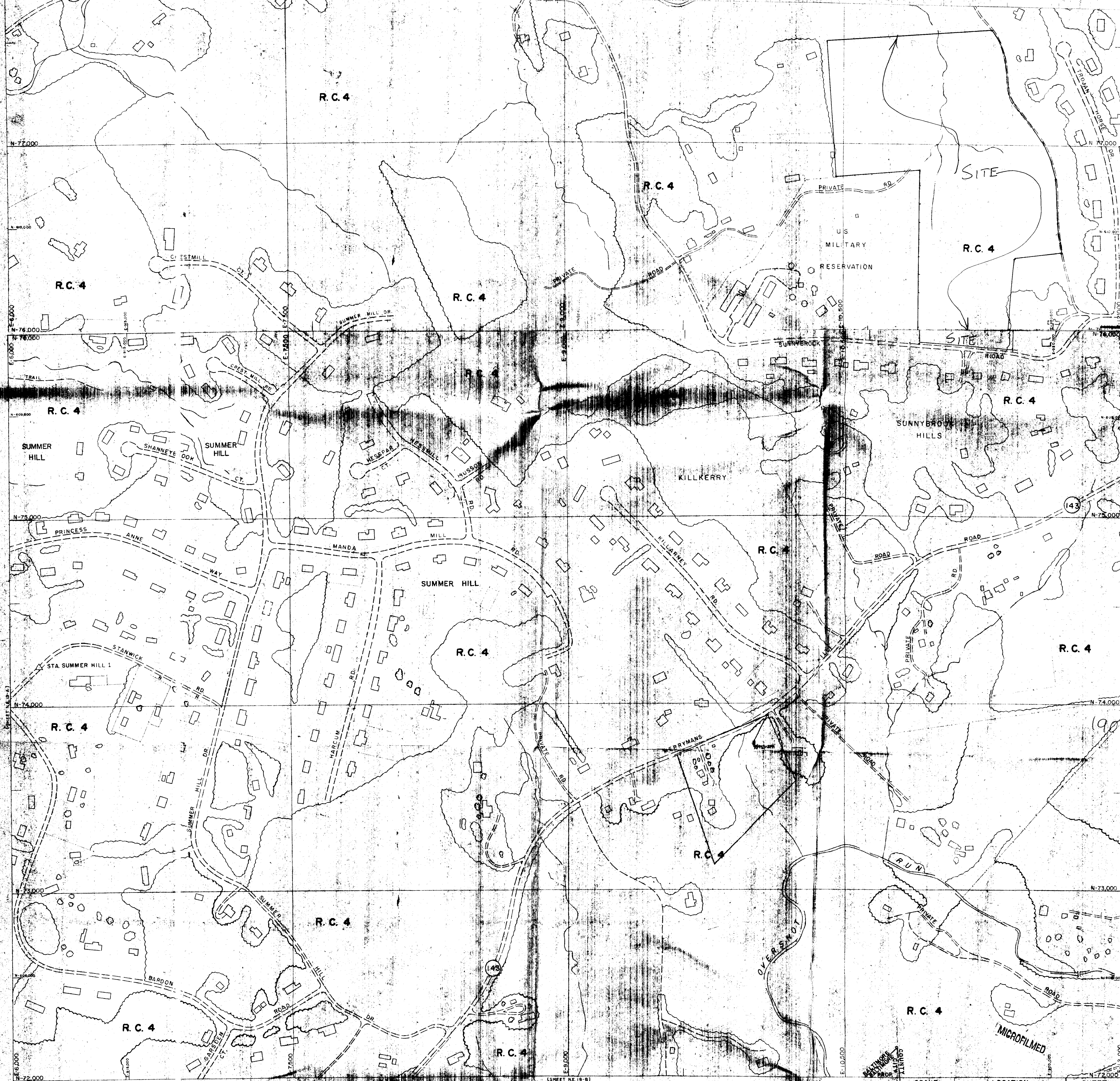
Plan To Accompany Zoning Hearing
PDM File # X-188
Sunnybrook Woods

HIGHLAND SURVEY
ASSOCIATES, INC.

Third Councilmanic District
Tenth Election District
Baltimore County Maryland

4501 Fox Grove Road
Street Maryland 21154
410-836-1238

Drawn EJS/CMD Checked Scale 1" = 100' Date 10-22-96 Job 96009-01



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Board of County Commissioners
June 12, 1992
Ordinance 92-187-02, 188-02, 189-02, 190-02, 191-02, 192-02, 193-02, 194-02, 195-02, 196-02, 197-02, 198-02, 199-02, 200-02, 201-02, 202-02, 203-02, 204-02, 205-02, 206-02, 207-02, 208-02, 209-02, 210-02, 211-02, 212-02, 213-02, 214-02, 215-02, 216-02, 217-02, 218-02, 219-02, 220-02, 221-02, 222-02, 223-02, 224-02, 225-02, 226-02, 227-02, 228-02, 229-02, 230-02, 231-02, 232-02, 233-02, 234-02, 235-02, 236-02, 237-02, 238-02, 239-02, 240-02, 241-02, 242-02, 243-02, 244-02, 245-02, 246-02, 247-02, 248-02, 249-02, 250-02, 251-02, 252-02, 253-02, 254-02, 255-02, 256-02, 257-02, 258-02, 259-02, 260-02, 261-02, 262-02, 263-02, 264-02, 265-02, 266-02, 267-02, 268-02, 269-02, 270-02, 271-02, 272-02, 273-02, 274-02, 275-02, 276-02, 277-02, 278-02, 279-02, 280-02, 281-02, 282-02, 283-02, 284-02, 285-02, 286-02, 287-02, 288-02, 289-02, 290-02, 291-02, 292-02, 293-02, 294-02, 295-02, 296-02, 297-02, 298-02, 299-02, 300-02, 301-02, 302-02, 303-02, 304-02, 305-02, 306-02, 307-02, 308-02, 309-02, 310-02, 311-02, 312-02, 313-02, 314-02, 315-02, 316-02, 317-02, 318-02, 319-02, 320-02, 321-02, 322-02, 323-02, 324-02, 325-02, 326-02, 327-02, 328-02, 329-02, 330-02, 331-02, 332-02, 333-02, 334-02, 335-02, 336-02, 337-02, 338-02, 339-02, 340-02, 341-02, 342-02, 343-02, 344-02, 345-02, 346-02, 347-02, 348-02, 349-02, 350-02, 351-02, 352-02, 353-02, 354-02, 355-02, 356-02, 357-02, 358-02, 359-02, 360-02, 361-02, 362-02, 363-02, 364-02, 365-02, 366-02, 367-02, 368-02, 369-02, 370-02, 371-02, 372-02, 373-02, 374-02, 375-02, 376-02, 377-02, 378-02, 379-02, 380-02, 381-02, 382-02, 383-02, 384-02, 385-02, 386-02, 387-02, 388-02, 389-02, 390-02, 391-02, 392-02, 393-02, 394-02, 395-02, 396-02, 397-02, 398-02, 399-02, 400-02, 401-02, 402-02, 403-02, 404-02, 405-02, 406-02, 407-02, 408-02, 409-02, 410-02, 411-02, 412-02, 413-02, 414-02, 415-02, 416-02, 417-02, 418-02, 419-02, 420-02, 421-02, 422-02, 423-02, 424-02, 425-02, 426-02, 427-02, 428-02, 429-02, 430-02, 431-02, 432-02, 433-02, 434-02, 435-02, 436-02, 437-02, 438-02, 439-02, 440-02, 441-02, 442-02, 443-02, 444-02, 445-02, 446-02, 447-02, 448-02, 449-02, 450-02, 451-02, 452-02, 453-02, 454-02, 455-02, 456-02, 457-02, 458-02, 459-02, 460-02, 461-02, 462-02, 463-02, 464-02, 465-02, 466-02, 467-02, 468-02, 469-02, 470-02, 471-02, 472-02, 473-02, 474-02, 475-02, 476-02, 477-02, 478-02, 479-02, 480-02, 481-02, 482-02, 483-02, 484-02, 485-02, 486-02, 487-02, 488-02, 489-02, 490-02, 491-02, 492-02, 493-02, 494-02, 495-02, 496-02, 497-02, 498-02, 499-02, 500-02, 501-02, 502-02, 503-02, 504-02, 505-02, 506-02, 507-02, 508-02, 509-02, 510-02, 511-02, 512-02, 513-02, 514-02, 515-02, 516-02, 517-02, 518-02, 519-02, 520-02, 521-02, 522-02, 523-02, 524-02, 525-02, 526-02, 527-02, 528-02, 529-02, 530-02, 531-02, 532-02, 533-02, 534-02, 535-02, 536-02, 537-02, 538-02, 539-02, 540-02, 541-02, 542-02, 543-02, 544-02, 545-02, 546-02, 547-02, 548-02, 549-02, 550-02, 551-02, 552-02, 553-02, 554-02, 555-02, 556-02, 557-02, 558-02, 559-02, 560-02, 561-02, 562-02, 563-02, 564-02, 565-02, 566-02, 567-02, 568-02, 569-02, 570-02, 571-02, 572-02, 573-02, 574-02, 575-02, 576-02, 577-02, 578-02, 579-02, 580-02, 581-02, 582-02, 583-02, 584-02, 585-02, 586-02, 587-02, 588-02, 589-02, 590-02, 591-02, 592-02, 593-02, 594-02, 595-02, 596-02, 597-02, 598-02, 599-02, 600-02, 601-02, 602-02, 603-02, 604-02, 605-02, 606-02, 607-02, 608-02, 609-02, 610-02, 611-02, 612-02, 613-02, 614-02, 615-02, 616-02, 617-02, 618-02, 619-02, 620-02, 621-02, 622-02, 623-02, 624-02, 625-02, 626-02, 627-02, 628-02, 629-02, 630-02, 631-02, 632-02, 633-02, 634-02, 635-02, 636-02, 637-02, 638-02, 639-02, 640-02, 641-02, 642-02, 643-02, 644-02, 645-02, 646-02, 647-02, 648-02, 649-02, 650-02, 651-02, 652-02, 653-02, 654-02, 655-02, 656-02, 657-02, 658-02, 659-02, 660-02, 661-02, 662-02, 663-02, 664-02, 665-02, 666-02, 667-02, 668-02, 669-02, 670-02, 671-02, 672-02, 673-02, 674-02, 675-02, 676-02, 677-02, 678-02, 679-02, 680-02, 681-02, 682-02, 683-02, 684-02, 685-02, 686-02, 687-02, 688-02, 689-02, 690-02, 691-02, 692-02, 69

SCALE 1" = 200'	LOCATION MERRYMANS MILL ROAD	SHEET N.E. 19-B
DATE OF PHOTOGRAPHY JANUARY 1986		